



**HISTORIC LANDMARKS COMMISSION  
HEARING SYNOPSIS**

**WEDNESDAY, FEBRUARY 4, 2004**

**Regular Session  
6:00 P.M.**

**City Hall, Room 205  
801 North First Street  
San Jose, CA**

**COMMISSION MEMBERS**

**GLORIA SCIARA, CHAIR  
STEPHEN POLCYN, VICE CHAIR**

**AVELINO LEGASPI  
MICHAEL YOUMANS**

**SANDRA PAIM  
JUSTINE LEONG**

**EDWARD JANKE**

**STEPHEN M. HAASE, AICP, DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## **NOTICE TO THE PUBLIC**

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **February 4, 2004** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the table.

### **The procedure for public hearings is as follows:**

- ? After the staff report, applicants may make a five-minute presentation.
- ? Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- ? After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

### **The procedure for referrals is as follows:**

- ? Anyone wishing to speak on a referral will be limited to one minute.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

## **AGENDA**

### **ORDER OF BUSINESS**

#### **6:00 PM SESSION**

#### **1. ROLL CALL**

*ALL WERE PRESENT, EXCEPT JANKE AND LEGASPI.*

#### **2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed.**

#### **3. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

- a. *APPROVAL OF THE DECEMBER 3, 2003, HISTORIC LANDMARK COMMISSION SYNOPSIS.*
- b. *APPROVAL OF THE NOVEMBER 26, 2003, HISTORIC LANDMARK COMMISSION SYNOPSIS.*

**The Consent Calendar is now closed.**

*APPROVED (5-0-2; JANKE AND LEGASPI ABSENT).*

#### **4. PUBLIC HEARINGS**

- a. HL03-149. HISTORIC LANDMARK NOMINATION for the Nevills-Campisi House, located at 84 South Sixth Street on the east side of South Sixth Street, approximately 150 feet northerly of East San Fernando Street (Walter and Patricia Phillips, Owners). Council District 3. CEQA: Exempt.

## RECOMMENDATION

PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION FORWARD A RECOMMENDATION TO THE CITY COUNCIL TO INITIATE PROCEEDINGS TO DESIGNATE THE NEVILLS-CAMPISI HOUSE AS A HISTORIC LANDMARK.

*APPROVED (5-0-2; JANKE AND LEGASPI ABSENT).*

- b. PROGRAMMATIC AGREEMENT by and among the City of San Jose, the Federal Aviation Administration, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer regarding Rehabilitation of Historic Structures under the City of San Jose Acoustical Treatment Program with funds from Federal grants administered by the Federal Aviation Administration. Council District 3. SNI: Washington. CEQA: Resolutions Nos. 67380 and 71451, PP04-01-23.

*COURTNEY DAMKROGER INTRODUCED THE PROGRAM AND BERT BEATTIE, ACT PROJECT MANAGER FOR THE SAN JOSE INTERNATIONAL AIRPORT DEVELOPMENT DIVISION, EXPLAINED THE WORK TO DEVELOP THE PROGRAMMATIC AGREEMENT.*

*COMMISSIONERS ASKED ABOUT THE PROCESS TO DETERMINE WHICH BUILDINGS WILL BE TREATED AS HISTORIC AND ABOUT THE TREATMENT GUIDELINES WHERE REPLACEMENT WINDOWS IN ALTERNATIVE MATERIALS ARE SUGGESTED.*

*MR. BEATTIE RESPONDED THAT EVERY EFFORT IS MADE TO RETAIN OR REPLACE THE WINDOWS IN KIND AND CITED CET ON VINE STREET AS AN EXAMPLE OF SUCCESSFUL REPLACEMENT. REPLACEMENT IN KIND IS NOT ALWAYS EXACT BUT AS CLOSE TO THE ORIGINAL AS POSSIBLE.*

*DAVID PANDORI OF THE RYLAND/VENDOME NEIGHBORHOOD SAID THAT WHILE THIS IS A GIANT STEP FORWARD FOR THE AIRPORT HE HAS SOME CONCERNS, INCLUDING:*

- ? *THE NEIGHBORHOOD HAS NOT SEEN THE HISTORIC WINDSHIELD SURVEY NOR HAS HE SEEN THE SPECIFIC TREATMENT GUIDELINES. THE PROPOSED DISTRICT APPEARS TO BE THE NEWEST PART OF THE NEIGHBORHOOD.*
- ? *THE INTERIOR STORM WINDOW SOLUTION MAY NOT BE APPROPRIATE*
- ? *THE HLC RECOMMENDATION SHOULD BE DEFERRED IN ORDER TO COLLECT MORE NEIGHBORHOOD INPUT ON THE PROGRAM*
- ? *PROPERTIES THAT ARE LESS THAN 50 YEARS OLD COULD BE ALTERED IN THE PROGRAM, THUS LOSING POTENTIAL HISTORIC INTEGRITY AND JEAPORDIZING FUTURE HISTORIC SIGNIFICANCE*

*HPO DAMKROGER RESPONDED THAT THE DESIGN REVIEW COMMITTEE REVIEWED THE PA FOR THE ACT PROGRAM, AND THAT ALL OF THE INFORMATION ON THE HLC AGENDA IS AVAILABLE TO THE PUBLIC. THE WINDSHIELD SURVEY DOES NOT PROVIDE ENOUGH INFORMATION FOR THE HLC TO TAKE ANY ACTIONS SUCH AS ADDING PROPERTIES TO THE INVENTORY. THE SURVEY WAS CONDUCTED TO DETERMINE POTENTIAL HISTORIC SIGNFICANCE AND POTENTIAL ADVERSE EFFECTS FROM THE PROGRAM.*

*CHAIR SCIARA NOTED THAT THE ACT PROGRAM IS APPLIED ON A VOLUNTARY BASIS AND THAT THE HLC'S ROLE IS TO REVIEW THE PA FOR CONFORMANCE WITH THE STANDARDS.*

*ALEX MARTHEWS, EXECUTIVE DIRECTOR OF PAC SJ, NOTED THAT PAC APPRECIATES THE EFFORTS TO MAKE THE PROGRAM HISTORICALLY SENSITIVE. IN SOME CASES THERE HAS BEEN DIFFICULTY COMMUNICATING THE EXTENT OF THESE EFFORTS TO THE COMMUNITY, WHICH CLEARLY HAS SOME DISCOMFORT. MARTHEWS AGREED WITH PANDORI IN THAT GIVEN THE SCALE AND SIGNIFICANCE OF THE PROGRAM CARE SHOULD BE TAKEN WITH THE HOMES THAT ARE TREATED.*

#### **PUBLIC HEARING CLOSED**

*VICE CHAIR POLCYN AGREED WITH CHAIR SCIARA THAT THE HLC SHOULD FOCUS ON THE PROGRAM AND NOT DEFER THE ITEM, BUT WAS CONCERNED THAT RESIDENTS WERE NOT BEING INFORMED ABOUT POTENTIAL IMPACTS TO THEIR NEIGHBORHOODS. HPO DAMKROGER NOTED THAT THE AIRPORT IS THE LEAD ON THE PUBLIC OUTREACH FOR THE PROGRAM.*

*VICE CHAIR POLCYN ALSO EXPRESSED CONCERNS ABOUT QUALITY CONTROL FOR THE PROGRAM. MR. BEATTIE NOTED THAT THE AIRPORT HAS CONTROL OF ALL CHOICES, THAT THERE ARE DETAILED SPECIFICATIONS FOR EACH HOUSE AND IF PROPOSALS DO NOT MEET ALL OF THE REQUIREMENTS THEY WILL NOT BE ACCEPTED.*

*COMMISSIONER LEONG ASKED ABOUT REPLACING ONLY THE GLAZING. MR. BEATTIE NOTED THAT EXISTING WINDOW FRAMES OFTEN CANNOT CARRY THE WEIGHT OF ACOUSTICALLY TREATED GLAZING.*

*MR. BEATTIE REPLIED THAT THE PROGRAM WILL SALVAGE OLD WINDOWS AND DOORS FOR HOMEOWNERS.*

*CHAIR SCIARA NOTED THAT THE CITY OF SANTA CLARA LEARNED MUCH THROUGH THIS PROGRAM, AND THAT THIS AGREEMENT IS MORE COMPREHENSIVE. CHAIR SCIARA DESCRIBED ASPECTS OF THE SANTA CLARA PROGRAM. CHAIR SCIARA SUGGESTED THAT THE AIRPORT BRING*

*THE SPECIFIC GUIDELINES FOR TREATMENT AND THE SECRETARY OF THE INTERIOR'S STANDARDS TO THE NEIGHBORHOOD MEETINGS.*

*COMMISSIONER YOUMANS ASKED WHETHER CONTRACTORS AND CONSULTANTS WERE REQUIRED TO HAVE HISTORIC QUALIFICATIONS. MR. BEATTIE CONFIRMED THAT THEY WERE.*

#### RECOMMENDATION

PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION MAKE THE FOLLOWING FINDINGS AND RECOMMENDATIONS:

1. RECOMMEND THAT THE FOLLOWING STIPULATIONS BE ADDED TO THE PA:
  - (a) A stipulation addressing professional qualification standards for any historic evaluation, survey or documentation work.
  - (b) A stipulation that all properties that fall into significance categories 1, 2\*, 2+ and 2 in the Guadalupe/Washington and Ryland/Vendome surveys by Basin Research Associates, Inc. as well as properties listed in the San Jose Historic Resources Inventory will be treated as historically significant for the purposes of the ACT Program.
2. FIND THAT THE ACT PROGRAM PROGRAMMATIC AGREEMENT ATTACHMENT "SPECIFIC GUIDELINES FOR THE SOUND ATTENUATION MODIFICATIONS" IS IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR REHABILITATION., IN PARTICULAR STANDARDS 2, 5, AND 6.
3. RECOMMEND TO THE DIRECTOR PLANNING THAT THE PROGRAMMATIC AGREEMENT BE SIGNED ON BEHALF OF THE CITY.
4. ACCEPT THE PRELIMINARY FINDINGS OF GUADALUPE/WASHINGTON AND RYLAND/VENDOME NEIGHBORHOOD HISTORIC ARCHITECTURAL SURVEY, DATED THE OCTOBER 2002, REVISED AUGUST 2003.

*APPROVED (5-0-2; JANKE AND LEGASPI ABSENT) WITH THE FOLLOWING ADDITIONAL CONDITIONS:*

- ? *RECOMMEND THAT THE AIRPORT COORDINATE WITH THE NEIGHBORHOOD ASSOCIATIONS AND RETURN TO THE HLC WITH A PROGRESS REPORT AT THE 10-20% COMPLETION STAGE*
- ? *RECOMMEND THAT THE AIRPORT PROVIDE A DATA SPREADSHEET REFLECTING THE SPECIFIC WORK COMPLETED TO THE HLC WITH THE PROGRESS REPORT*

- c. REQUEST TO REMOVE THE PROPERTY AT 386 MARGARET STREET FROM THE HISTORIC RESOURCES INVENTORY (EDFS Geographic Area No. 3). Council District 3. CEQA: Not A Project.

*COMMISSIONER PAIM NOTED THAT THE BUILDING AND THE NEIGHBORHOOD HAVE UNIQUE ARCHITECTURE AND THAT SHE HOPED THE OWNER WOULD FIND IN HIS RESEARCH THAT THERE ARE MORE PLUSES THAN MINUSES TO LISTING.*

*VICE CHAIR POLCYN STATED THAT BY THIS TIME THE IMPLICATIONS OF LISTING HAVE BEEN COMMUNICATED AND THAT THE LISTING WILL NOT IMPACT THE PERMITTING PROCESS ON THIS PROPERTY.*

*HPO DAMKROGER REPLIED THAT LISTING WOULD NOT AFFECT THE PERMIT PROCESS FOR MULTI-FAMILY PROPERTIES SUCH AS THIS ONE, BUT THAT SINGLE-FAMILY HOMES WOULD BE REQUIRED TO OBTAIN SINGLE FAMILY HOUSE PLANNING PERMITS FOR DESIGN REVIEW PURPOSES.*

*COMMISSIONER LEONG ASKED WHETHER THE PROPERTY WAS ADDED WITHOUT THE PERMISSION OF THE HOMEOWNER. HPO DAMKROGER REPLIED THAT WHILE THE PROPERTY OWNER AND PROPERTY OWNERS WITHIN 500 FEET OF THE PROPERTY ARE NOTICED OF DECISION TO ADD THE PROPERTY, OWNER CONSENT IS NOT REQUIRED.*

#### RECOMMENDATION

PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION UPHOLD THEIR OCTOBER 1, 2003 DECISION ADDING THE QUALIFYING HISTORIC PROPERTY LOCATED AT 386 MARGARET STREET, AND IDENTIFIED IN THE EAST DOWNTOWN FRAME SURVEY AS A STRUCTURE OF MERIT, TO THE CITY OF SAN JOSE HISTORIC RESOURCES INVENTORY.

*APPROVED (5-0-2; JANKE AND LEGASPI ABSENT).*

- d. REQUEST TO REMOVE THE PROPERTY AT 521 NORTH FIFTH STREET FROM THE HISTORIC RESOURCES INVENTORY (True Jesus Church, Owner). Council District 3. CEQA: Not A Project

COMMISSIONER YOUNG ASKED WHETHER THE CITY HAD A DPR ON RECORD FOR THE PROPERTY. HPO DAMKROGER RESPONDED THAT NO DPR IS CURRENTLY ON FILE, BUT THAT STAFF VISITED THE SITE TO VERIFY ITS INTEGRITY, AND THAT IF A DEVELOPMENT PROPOSAL WAS FILED A DPR WOULD BE REQUESTED.

LESLIE MASUNAGA, WITH A HISTORIC RESOURCE COMMITTEE OF THE JAPANTOWN COMMUNITY CONGRESS, NOTED THAT THE JAPANTOWN SURVEY SHOULD PROVIDE MORE INFORMATION ON THIS PROPERTY,

AND THAT SHE WOULD LIKE TO SEE THE PROPERTY REMAIN ON THE INVENTORY.

#### RECOMMENDATION

PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION NOT REMOVE THE PROPERTY AT 521 N. FIFTH STREET FROM THE HISTORIC RESOURCES INVENTORY AS THE PROPERTY APPEARS TO HAVE ARCHITECTURAL INTEGRITY, IS NOT SUBJECT TO ADDITIONAL PERMIT REQUIREMENTS AS A CONSEQUENCE OF LISTING, NOR IS THERE INFORMATION PROVIDED TO DEMONSTRATE THAT THE BUILDING DOES NOT QUALIFY FOR THE INVENTORY.

*APPROVED (5-0-2) JANKE AND LEGASPI ABSENT.*

### **5. PETITIONS AND COMMUNICATIONS**

- a. Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
  - 1. Responding to statements made or questions posed by members of the public; or
  - 2. Requesting staff to report back on a matter at a subsequent meeting; or
  - 3. Directing staff to place the item on a future agenda.

*JUDI HENDERSON OF PAC SJ SPOKE TO INFORM THE COMMISSION THAT THE NATIONAL TRUST FOR HISTORIC PRESERVATION VISITED THE CITY AND IS IN THE PROCESS OF PUTTING TOGETHER RECOMMENDATIONS FOR PRESERVATION. THE RECOMMENDATIONS SHOULD COME OUT IN MARCH OF THIS YEAR AND PAC SJ WOULD LIKE THEM PLACED ON THE HLC AGENDA.*

- b. Verbal update on Japantown survey project  
*CAREY & COMPANY HAS BEEN SELECTED AS THE CONSULTANT FOR THE SURVEY. THE CONSULTANT'S CONTRACT CALLS FOR A HIGH LEVEL OF PUBLIC OUTREACH.*
- c. Verbal update on the water tank at Diridon Station  
*CONTINUE TO MARCH 3, 2003 MEETING.*
- d. Verbal update on the Historic Preservation Permit Amendment and Adjustment provisions amending Chapter 13.48 of the Municipal Code  
*CITY COUNCIL ADOPTED AN ORDINANCE ON JANUARY 19, 2003 AMENDING THE HISTORIC PRESERVATION ORDINANCE AND CREATING THE HISTORIC PRESERVATION PERMIT AMENDMENT AND ADJUSTMENT PROCESS.*
- e. Verbal update on the proposed ordinance amending Title 20, pertaining to provisions to streamline the Single-Family House permitting process



*A PROPOSED ORDINANCE TO STREAMLINE THE SINGLE FAMILY HOUSE PERMIT (SFHP) PROCESS AS PART OF GETTING FAMILIES BACK TO WORK WILL BE HEARD BY THE CITY COUNCIL ON FEBRUARY 17, 2004. THIS ORDINANCE WILL NOT BE REFERRED TO THE HLC.*

**6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. PRELIMINARY APPLICATION to construct residential condominium buildings, containing between 150 to 180 units on an approximately 1.53-acre site, located on the Northeast corner of North First Street and East St. James Street, St. James Park Historic District, No. HD84-36 (Green Valley Corp, Developer). Council District: 3. CEQA: Not A Project

*DOLORES MELLON OF THE SJRA EXPLAINED THAT CITY COUNCIL APPROVED A DDA FOR HOUSING ON THE ST. JAMES SQUARE HISTORIC DISTRICT SITE. FRANK FULLER OF FIELD PAOLI ARCHTIECTS PRESENTED THE MODEL THE HLC REVIEWED IN A PREVIOUS STUDY SESSION. THE MODEL EXPLORED TWO SCHEMES THAT INCLUDED*

- ? CONSTRUCTION OF A NEW TWELVE-STORY RESIDENTIAL TOWER PARALLEL TO DEVINE STREET*
- ? CONSTRUCTION OF A NEW FIFTEEN STORY RESIDENTIAL TOWER PARALLEL TO NORTH FIRST STREET AND STEPPED-BACK LESS THAN ONE LOT FROM ST. JAMES STREET*
- ? RAISING THE PLAZA LEVEL TO THE FIRST FLOOR LEVEL OF THE CHURCH IN ORDER TO UTILIZE UNDERGROUND PARKING*

*ONE SCHEME PROPOSED MOVING THE HISTORIC CHURCH TO THE CORNER OF NORTH 2<sup>ND</sup> STREET, WHILE THE OTHER SCHEME LEFT THE CHURCH IN ITS HISTORIC LOCATION, ACCOMODATING FEWER PARKING SPACES AND THEREFORE FEWER DWELLING UNITS.*

*COMMISSIONER POLCYN STATED THAT THE COMMISSION MADE THE FOLLOWING TWO COMMENTS AT THE PREVIOUS STUDY SESSION:*

- 1. THE CHURCH SHOULD REMAIN IN ITS HISTORIC LOCATION*
- 2. THE RESIDENTIAL STRUCTURE SHOULD STEP BACK IN ORDER TO RESPECT THE ST. JAMES SQUARE PARK AND HISTORIC DISTRICT*

*ROB STEINBERG, PARTNER WITH THE STEINBERG GROUP PRESENTED THE PRELIMINARY SITE PLAN, EXPLAINING THAT THE DEVELOPER REQUIRED AT LEAST 150 DWELLING UNITS IN ORDER TO MAKE THE REHABILITATION OF THE CHURCH FINANCIALLY FEASIBLE. THE PRELIMINARY SITE PLAN INCLUDED FOUR COMPONENTS:*

- ? *RETAIN THE CHURCH IN ITS HISTORIC LOCATION AS THE CENTERPIECE OF THE SITE AND CREATE A DECORATIVE PAVED PLAZA FOR AUTO ACCESS/DROP-OFF FOR THE RESIDENTIAL TOWERS WITH ACCESS OFF OF ST. JAMES STREET.*
- ? *10-12 STORY PHASE I RESIDENTIAL TOWER WITH FIRST FLOOR RETAIL/COMMERCIAL USES, ABOVE GRADE PARKING BELOW RESIDENTIAL ALONG NORTH FIRST STREET TO ADDRESS NOISE CONCERNS OF LIGHT RAIL. FRONTING ON ST. JAMES PARK/STREET AND STEPPED BACK SLIGHTLY ABOVE THE BASE IN ORDER TO PROVIDE A STRONG BUILDING EDGE TO THE PARK. .*
- ? *18-20 STORY PHASE II RESIDENTIAL TOWER WITH ABOVE GRADE PARKING BELOW RESIDENTIAL ALONG DEVINE STREET TO ADDRESS NOISE CONCERNS OF LIGHT RAIL.*
- ? *2 ½ - 3 STORY TOWNHOUSES ON THE NORTHWEST CORNER OF NORTH 2<sup>ND</sup> STREET AND ST. JAMES STREET, SIMILAR IN SCALE TO THE NATIONAL REGISTER DISTRICT BUT SMALLER IN SCALE THAN THE CHURCH.*

*COMMISSIONER YOUMANS COMMENTED THAT THE STEP BACK AS PROPOSED DID NOT REPRESENT THE SCALE OF SETBACK PROPOSED BY THE HLC AND THE GUIDELINES. WHILE HE APPRECIATES THE CONCEPT OF FRAMING THE PARK WITH A TALL EDGE, THE SCALE OF THE HISTORIC PARK IS ALREADY SET. PREVIOUS PLANS FOR THE MITCHELL BLOCK IN THE MIXED-USE EIR PROPOSED A LARGE BUILDING ON THAT SITE. THE INTENT OF THE STEP BACK IN THE GUIDELINES AND THE COMMISSION'S PREVIOUS COMMENTS HAS BEEN TO PREVENT A CANYON EFFECT ON THE HISTORIC DISTRICT. MR. STEINBERG REPLIED THAT THE NARROW WIDTH OF THE TOWER FRONTING ST. JAMES SQUARE IS INTENDED TO ADDRESS THAT CONCERN.*

*VICE CHAIR POLCYN STATED THAT THE PARKING IS A CONCERN. IT IS UNDESIRABLE TO HAVE PARKING AT THE STREET LEVEL AND ABOVE IF THE GOAL IS TO GET PEOPLE ONTO THE STREET. THE NOISE FROM LIGHT RAIL IS PART OF THE URBAN EXPERIENCE. 18-20 STORIES IN THE PHASE II TOWER ON THE PARK IS SOARING FOR THIS AREA, AS IT IS TALLER THAN MOST BUILDINGS DOWNTOWN. THE BUILDING NEXT TO THE CHURCH WILL BE A MAJOR DESIGN ELEMENT. THE IDEA OF A DRIVE COMING INTO THE PLAZA IS OK. BUILDING SETBACKS AGAINST THE PARK CAN BE DONE SENSITIVELY AND CAN ADDRESS THE HISTORIC STRUCTURE TO SOME EXTENT.*

*MR. FULLER NOTED THAT THE FLOOR-TO-FLOOR HEIGHT FOR THE RESIDENTIAL STRUCTURE WOULD BE APPROXIMATELY TEN FEET, WHILE THE FLOOR-TO-FLOOR HEIGHT FOR AN OFFICE BUILDING DOWNTOWN WOULD BE 13 OR 15 FEET.*

*CHAIR SCIARA STATED THAT USING 150 DWELLING UNITS AS THE DRIVING FORCE FOR THE DESIGN HAS CREATED A TOWER THAT IS TOO LARGE AND VOICED CONCERNS ABOUT MAINTAINING VIEWS AND OPEN SPACE AROUND THE CHURCH. IF THE CORNER ENTRY ELEMENT ON THE SOUTHWEST CORNER OF NORTH 1<sup>ST</sup> AND DEVINE STREETS IS SOLID, THEN THAT CHANGES THE CONTEXT OF THE SITE BY ENGULFING THE BUILDING.*

*COMMISSIONER PAIM NOTED THAT KEEPING THAT CORNER OPEN AS AN OPPORTUNITY TO WALK THROUGH THE SITE WAS BROUGHT UP AT THE STUDY SESSION AS WELL.*

*MR. STEINBERG RESPONDED THAT THE USE OF THAT CORNER ELEMENT AS A COMMON ACCESS POINT FOR BOTH BUILDINGS AND PARKING LEVELS IS CRITICAL TO THE FINANCIAL SUCCESS OF THE PROJECT.*

*CHAIR SCIARA NOTED THAT THE DEVELOPER WOULD HAVE TO CONSULT THE DEPARTMENT OF TRANSPORTATION ABOUT THE USE OF THE PLAZA FOR VEHICULAR ACCESS, AND VOICED CONCERNS ABOUT A TRAFFIC CIRCLE OR DRIVE THROUGH.*

*VICE CHAIR POLCYN AGREED THAT THE CORNER SHOULD BE KEPT RELATIVELY OPEN, AND WANTED TO KNOW WHERE THE CLAIM THAT THE REHABILITATION OF THE CHURCH IS CONTINGENT ON THE NUMBER OF DWELLING UNITS IS COMING FROM. THE COMMISSION DOESN'T WANT TO BE BACKED INTO A CORNER WHEN CONSIDERING THE IMPACT ON THE HISTORIC STRUCTURE AND DISTRICT.*

*ALEX MARTHEWS, EXECUTIVE DIRECTOR OF PAC SJ STATED THAT PAC SJ HAS A NUMBER OF CONCERNS:*

- ? HOW MANY UNITS ARE FINANCIALLY REQUIRED FROM A FREE-MARKET STANDPOINT?*
- ? THE PROPOSED TOWERS ARE VERY TALL AND DOMINATE THE CHURCH*
- ? PAC SJ ADVOCATES STEPPING BACK THE BUILDING*

*PETER LARKO OF THE SJRA STATED THAT A DIRECTIVE HAS BEEN RECEIVED FROM THE MAYOR AND COUNCIL FOR MAXIMUM HEIGHT AND UNIT COUNT ON THE SITE.*

*CHAIR SCIARA ASKED WHAT THE ALLOWABLE DENSITY ON THE SITE WAS.*

*BONNIE MONTGOMERY SPOKE TO NOTE THAT THE SITE PRESENTED AN INTERESTING OPPORTUNITY TO GET ABOVE THE PARK, SIMILAR TO*

*RITTENHOUSE SQUARE IN PHILADELPHIA, AND THAT THIS MAY NOT BE BAD.*

*LESLIE DILL STATED THAT THE MASSING MODEL PRESENTED DID NOT REINFORCE THE GREATNESS OF THE PARK AND THE DISTRICT, WHICH IS THE MASSIVE CIVIC BUILDINGS ON PLATFORMS WITH STAIRCASES SURROUNDING THE PARK. THIS IS NOT THE PLACE FOR RETAIL. THE CHURCH COULD POSSIBLY HANDLE THE BACKDROP OF A TALL BUILDING CLOSER TO IT.*

*JUDI HENDERSON STATED THAT THE ST. JAMES SQUARE DESIGN GUIDELINES CALL FOR A DIFFERENT CONFIGURATION. THIS COMMISSION HAS PUT A LOT OF WORK INTO DEVELOPING DESIGN GUIDELINES FOR DOWNTOWN WITH THE INTENT THAT THEY WILL BE USED. THOSE WHO WORKED ON THE ST. JAMES SQUARE DESIGN GUIDELINES INTENDED FOR THEM TO BE USED AS WELL. THE TOWNHOUSES ON NORTH 2<sup>ND</sup> STREET ARE NOT A GOOD IDEA, AND THE PROJECT SHOULD ADHERE TO THE ST. JAMES SQUARE DESIGN GUIDELINES.*

*JACK DOUGLASS STATED THAT THE MASS OF THE PROPOSED BUILDINGS MINIATURIZES THE CHURCH, WHICH SHOULD BE THE FOCAL POINT OF THE SITE. THE SETBACKS INDICATED IN THE GUIDELINES ARE ESSENTIAL. THE NEW CONSTRUCTION BEHIND EAGLES HALL ADHERES TO THOSE SETBACKS.*

*ELLEN GARBOSKE OF PAC SJ REMINDED THE COMMISSION THAT THE PROJECT REQUIRES DEMOLITION OF LETCHER'S GARAGE – A KEY SITE IN THE HISTORY OF THE AUTO INDUSTRY IN SAN JOSE. PAC SJ OBJECTS TO THE LOSS OF LETCHER'S GARAGE.*

## **7. GOOD AND WELFARE**

### **a. Report from the Redevelopment Agency**

#### **? Glazing on the Montgomery Hotel**

*THE CHANGE FROM SPANDREL GLASS TO SEMI-OPAQUE GREEN GLASS HAS BEEN APPROVED BY SHPO. COMMISSIONERS VOICED THEIR SUPPORT FOR KEEPING THE SPANDREL GLASS.*

#### **? Historic Resource Survey of the SoFA Strategic Development Plan Area**

*SJRA STAFF IS CURRENTLY WORKING ON A SURVEY OF SoFA, WHICH THE COMMISSION SHOULD SEE TOWARD THE END OF 2004*

### **b. Report from the Secretary**

#### **? FORM 700 IS DUE TO THE CITY CLERK'S OFFICE**

#### **? THE DRAFT DOWNTOWN DESIGN GUIDELINES GO TO CITY COUNCIL IN MARCH FOR APPROVAL AND WERE HANDED OUT IN**

THE MEETING. THEIR REVIEW WILL BE PLACED ON THE FEBRUARY 18<sup>TH</sup> DRC AGENDA.

- ? Status of Circulation of Environmental Review Documents—None
- ? California Preservation Conference, April 28 – May 1, 2004  
*TO BE HELD AT THE SAN FRANCISCO PRESIDIO. THE CITY WILL PAY FOR COMMISSIONERS' REGISTRATION FEES UP TO \$250.00 FOR TIMELY REGISTRATION BY MARCH 4<sup>TH</sup>.*
- ? HLC Commissioner resumes to be emailed to HPO for Certified Local Government annual report  
*THE RESUMES ARE DUE TO PLANNING STAFF BEFORE MARCH 1<sup>ST</sup>.*

c. Report from the Subcommittees

- ? Design Review  
*NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 18TH*
- ? Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee  
*COMMISSIONER JANKE ABSENT. NO REPORT*
- ? History San Jose Collections Committee Liaison  
*COMMISSIONER YOUNG REPORT FROM THE JANUARY 9<sup>TH</sup> MEETING:*
  - ? *THE MUSEUM RECEIVED \$12,500.00 SPC GRANT FOR TECHNICAL UPGRADES.*
  - ? *THE FALLON HOUSE HAS FLOOD DAMAGE.*
  - ? *A REPORT WAS PROVIDED ON THE PROS AND CONS OF CAPITALIZING THE COLLECTION*
  - ? *DISCUSSION ON REQUIREMENTS FOR FEES FOR DONATIONS IN ORDER TO COVER THE COSTS OF RECORDING AND STORING COLLECTIONS*

**8. ADJOURNMENT**

*APPROVED (5-0-2 JANKE AND LEGASPI ABSENT).*

## 2004 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
February 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
March 3, 2004	6:00 p.m.	Regular Meeting	Room 205
March 17, 2003	12:00 p.m.	Design Review Meeting	Room 400
March 24, 2004	1:00 p.m.	Half-day Retreat	TBD
April 7, 2004	6:00 p.m.	Regular Meeting	Room 205
April 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
May 5, 2005	6:00 p.m.	Regular Meeting	Room 205
May 19, 2004	12:00 p.m.	Design Review Meeting	Room 400
June 2, 2004	6:00 p.m.	Regular Meeting	Room 205
July 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
August 4, 2004	6:00 p.m.	Regular Meeting	Room 205
August 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 1, 2004	6:00 p.m.	Regular Meeting	Room 205
September 15, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 24, 2004	1:00 p.m.	Half-day Retreat	TBD
October 6, 2004	6:00 p.m.	Regular Meeting	Room 205
October 20, 2004	12:00 p.m.	Design Review Meeting	Room 400
November 3, 2004	6:00 p.m.	Regular Meeting	Room 205
November 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
December 1, 2004	6:00 p.m.	Regular Meeting	Room 205

### HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>